

CITY OF NEW BRITAIN

ZONING BOARD OF APPEALS

27 West Main Street
New Britain, CT 06051

Emanuel Mangiafico, Chair

Sean Devers, Vice Chair

TEL: (860) 826 -3430

FAX: (860) 826 -2682

Decisions of the ZONING BOARD OF APPEALS City of New Britain

On Thursday, July 17, 2008, the following actions were taken at the Zoning Board of Appeals meeting:

#4414: Atty. Michael F. Dowley's request for variances to Sections 200-40-10, minimum lot area and 200-40-20, minimum lot area per dwelling unit, in order to cut off a portion of a residential property at 5 Connerton Street was postponed.

#4415: Atty. Michael F. Dowley's request for variances to Sections 200-40-10, minimum lot area and 200-40-20, minimum lot area per dwelling unit, in order to cut off a portion of a residential property at 7 Connerton Street was postponed.

#4416: Atty. Michael F. Dowley's request for variances to Sections 200-40-10, minimum lot area and 200-40-20, minimum lot area per dwelling unit, in order to cut off a portion of a residential property at 9 Connerton Street was postponed.

#4417: Atty. Michael F. Dowley's request for variances to Sections 200-40-10, minimum lot area and 200-40-20, minimum lot area per dwelling unit, in order to cut off a portion of a residential property at 27 Connerton Street was postponed.

#4418: Jean C. Blejewski & Joanne and Edward Yost's request for variances to Section 90-40-70.04, required side yard, and to Section 240-50-40, in order to allow an addition that would add a third parking bay to an existing two-car garage at 5 Randolph Court was postponed.

#4419: Atty. Matthew J. Willis for Manafort Family, LLC's request for variances to Section 30-20-430, which requires that all side lot lines be straight and without jogs, Section 190-40-50, minimum lot width, and Section 240-30, required off-street parking, in order to allow the splitting of an industrial park at 75 North Mountain Road was postponed.

#4420: Mary Beth Frederick's request for a variance to Section 230-70, which prohibits fences or obstructions within the 15 foot "line-of-sight" triangle at street intersections or driveway entrances, in order to allow a 4-foot fence to be installed along the site line near an existing driveway at 309 Linwood Street was granted.

#4421: Kenneth A. Malinowski for City of New Britain, Department of Municipal Development's request for variances to Section 240-30, required off-street parking, and Section 230-10.30.40, which prohibits front yard parking, in order to legalize the pre-existing parking conditions for new change of use at 207 Oak Street was granted.

#4422: Kenneth A. Malinowski for City of New Britain, Department of Municipal Development's request for a special exception under Section 140-20-80, in order to allow a retail store associated with the Urban Oaks Organic Farm at 207 Oak Street was granted.

#4423: Elizabeth Walas' request for a variance to Section 230-120-10, which prohibits swimming pools from being situated within any required yard setback, in order to install a 15-diameter above-ground swimming pool in the front yard of an existing two-family house at 58 Symco Drive was denied.

#4424: Avner S. Krohn, for AK-7, LLC's request for a variance to Section 140-40-70.01, required front yard, in order to allow an addition to an existing bank building at 446 South Main Street was granted with conditions.

ZONING BOARD OF APPEALS
Emanuel Mangiafico, Chairperson
Gladys Rosario, Acting Secretary